

Planning Committee

Tuesday, 16th September, 2025

HYBRID MEETING OF THE PLANNING COMMITTEE

Members present: Councillor Murphy (Chairperson);
Aldermen Lawlor, McCullough and Rodgers;
Councillors Abernethy, Brennan,
T. Brooks, Carson, Doran, D. Douglas,
S. Douglas, Garrett, Groogan, Hanvey,
Magee, McCabe, McCann and Whyte.

In attendance: Ms. K. Bentley, Director of Planning and Building Control;
Mr. K. McDonnell, Solicitor (Regulatory and Planning);
Mr. E. Baker, Planning Manager (Development
Management);
Mr. D. O’Kane, Planning Manager (Plans and Policy); and
Ms. C. Donnelly, Committee Services Officer.

Apologies

No apologies for inability to attend were reported.

Minutes

The minutes of the meeting of 12th August were taken as read and signed as correct. It was reported that those minutes had been adopted by the Council at its meeting on 1st September, 2025, subject to the omission of those matters in respect of which the Council had delegated its powers to the Committee.

Declarations of Interest

No declarations of interest were reported.

Committee Site Visits

Report on Site Visits scheduled

The Committee noted the site visits.

Pre-emptive Committee Site Visits

The Committee agreed to undertake a site visit to the following application sites:

- Pre-emptive Committee Site Visit: LA04/2024/1576/F - Demolition of existing buildings at no. 733 and no. 735 Antrim Road to facilitate proposed residential (social housing) development comprising of 2no. buildings containing 34no. units (4no. 2p/1b wheelchair apartments and 30no. 3p/2b 'CAT 1' / Active Elderly apartments) with associated in-curtilage parking and landscaping - 733-735 Antrim Road;
- Pre-emptive Committee Site Visit: LA04/2024/2145/F - Creation of a new Adventure Park comprising a community / visitor hub building including café, creche, flexible exhibition / community space, ancillary office space and maintenance yard. Development includes community gardens, bmx track, crazy golf, dog park, walking/running/cycle paths, outdoor amphitheatre, bio diversity zones, and recreational facilities. Associated landscaping and infrastructure (drainage, lighting, car / coach parking, WC block etc). - Lands at North Foreshore / Giant's Park Dargan Road; and
- Pre-emptive Committee Site Visit: LA04/2024/0015/F - Erection of 53 residential units (including 43 dwellings and 10 apartments) including creation of access, internal roads, landscaping and associated works (amended description and plans). - Lands at Cabin Hill, Upper Newtownards Road.

Notification of Provision/Removal of Parking Bays

The Committee noted the Notice of Provision of Parking Bay in relation to:

- 33 Lower Windsor Avenue;
- 13 Sydenham Drive;
- 35 Nevis Avenue;
- 49 Ponsonby Avenue;
- 217 Cliftonville Road;
- 33 Mount Prospect Park;
- 246 Cliftonville Road;
- 27 Ballysillan Drive; and
- 150 Mount Merrion Avenue.

Notification from Statutory Bodies: Traffic Control Measures

Belfast Transport Hub

The Committee noted the Notice of Proposed Traffic Control Measures at Belfast Transport Hub.

Notification from Statutory Bodies: Pedestrianisation

Hill Street

The Committee agreed to write to the Department of Infrastructure to request information on how the pedestrianisation of Hill Street would be managed, what signage would be in place and why the proposed pedestrianisation was not running from Talbot Street.

Planning Appeals Notified

The Committee noted the appeals decisions.

Planning Decisions Issued

The Committee noted the planning decisions issued in August, 2025.

Live Applications for Major Development

The Committee noted the list of live applications for major development.

Committee Decisions that have yet to issue

The Committee noted the list of Committee decisions which had not yet been issued.

Miscellaneous Reports

Local applications subject to objections from NI Water

The Committee agreed to delegate to the Director of Planning and Building Control those Local planning applications to which NI Water had objected.

Notices of Motion - Annual Update

The Committee noted the updates to all Notices of Motion and Issues Raised in Advance that Planning Committee was responsible for; and agreed to the closure of Notices of Motion and Issues Raised in Advance, numbers 236 and 374.

Planning Applications

LA04/2024/0948/F - Redevelopment of listed buildings and lands to the rear for a residential development comprising 20no. townhouses and 6no. apartments with associated landscaping, parking and site works - Derelict lands at and to the rear of nos. 34-36 The Mount

The Planning Manager outlined the application to the Committee and highlighted the following key issues for consideration:

- Principle of housing in the location;
- Housing density;
- Affordable housing;
- Housing mix;
- Adaptable and accessible accommodation;
- Design and placemaking;
- Impact on heritage assets;
- Climate change;
- Residential quality and impact on amenity;
- Open space;
- Access and transport;
- Environmental protection;
- Flood risk and drainage;
- Waste-water infrastructure;
- Waste management;
- Natural heritage; and
- Section 76 planning agreement

He explained that the application provided for 100% social housing comprised of two and three bedroom units and was supported by the Northern Ireland Housing Executive.

He stated that DfC Historical Environment Division had offered no objection to the renovation of the critical risk Listed Building.

He stated further that, having regard to the Development Plan and other material considerations, it was recommended that planning permission be granted, subject to conditions and a Section 76 planning agreement.

The Chairperson welcomed Ms. J. Mawhinney (MBA Planning) to the meeting.

Ms. Mawhinney explained that the applicant had designed a previous scheme at the application site which had been approved by the Committee in 2021, and that he had again developed a proposal that was respectful of the sensitivities of the site in terms of heritage interests and preservation of the amenity of neighbouring residents.

She stated that the design encompassed the needs of the area in terms of housing tenure and type which had been developed alongside Choice Housing and was supported by the Northern Ireland Housing Executive.

She concluded by stating that the proposal would bring employment of around 80 professional and construction work jobs during the development period, with a total investment of £6.5m and was a long-term solution for an otherwise vacant piece of land that would enhance the character and amenity of the area.

The Committee granted planning permission, subject to conditions and a Section 76 planning agreement, and delegated authority to the Director of Planning and Building

Control to resolve final consultation responses, finalise the wording of the conditions and Section 76 planning agreement and to deal with any other matters that might arise, provided they were not substantive.

**LA04/2025/1140/F and LA04/2025/0976/LBC -
Alterations to shopfront - 35-39 Royal Avenue**

The Planning Manager provided the Committee with an overview of the application Full and Listed Building Consent for alterations to the shopfront at 35-39 Royal Avenue.

He referred the Committee to the following key issues for consideration:

- The principle of the development at the location;
- Impact on the listed building; and
- Impact on the Belfast City Centre Conservation Area.

He reported that DfC Historic Environment Division (HED) and the Council's Conservation Area Officer had been consulted and offered no objections to the proposal, subject to conditions.

He stated that, having regard to the development plan, relevant planning policies and consultation responses, the application was considered acceptable.

The Committee approved full and listed building consent and delegated authority to the Director of Planning and Building Control to finalise the wording of the conditions and to deal with any other matters that might arise, provided they were not substantive.

**LA04/2025/0607/F - Amendments to previously
approved application (LA04/2023/4093/F).
Proposal includes raising of ridge, fenestration
changes to side and Juliet balcony to front. –
5 Squires Hill Road**

The Planning Manager outlined the application for the Committee and explained that the application sought full planning permission for amendments to a previously approved application.

He stated that, having regard to the policy context, the proposal was considered to be acceptable, and it was recommended that planning permission be granted.

The Committee granted planning permission, subject to conditions, and delegated authority to the Director of Planning and Building Control to resolve final consultation responses, finalise the wording of the conditions and deal with any other matters that might arise, provided that they were not substantive.

Restricted Items

The information contained in the reports associated with the following item is restricted in accordance with Part 1 of Schedule 6 of the Local Government Act (Northern Ireland) 2014.

Quarter 4 Finance Report - 2024/2025

The Committee noted the report and the associated financial reporting pack.

Quarter 1 Finance Report - 2025/2026

The Committee noted the report and the associated financial reporting pack.

**Draft Supplementary Planning Guidelines (SPG) -
DOA-01: Sailortown, Greater Clarendon and City
Quays Draft SPG and DOA-07: Cathedral and NE
Quarter Draft SPG**

The Committee agreed to the publication for public consultation of draft Development Opportunity Areas (DOAs) Supplementary Planning Guidance (SPG) which relate specifically to DOA_01 Sailortown, Greater Clarendon and City Quays and DOA_07 Cathedral and NE Quarter.

Chairperson